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Sussex County Planning & Zoning Commission

AGENDA

July 13, 2023

3:00 P.M.

Call to Order

Additional Business

Administration of Oaths

Reorganization

Approval of Agenda

Approval of Minutes – June 8, 2023, and June 22, 2023

Public Comment

Other Business

2022-29 Lands of Theresa Clagg

Final Subdivision Plan

HW

Mission BBQ – Tanger Outlets

Revised Preliminary Site Plan

SC

S-18-13 All Temp Air Warehouse & Office

Revised Final Site Plan

SC

S-19-19 Delmar Storage Solutions (Phase 2)

Preliminary Site Plan

HW

S-22-47 Delaware Paddlesports

Revised Preliminary Site Plan

SC

S-23-16 Bayside Exteriors

Preliminary Site Plan and Lot Line Adjustment Plan

SC



S-23-25 G. Fedale Roofing & Siding HW
Preliminary and Final Site Plan

Lands of Billie Jo Cooper & Guy W. Cooper BM
Minor Subdivision and Lot Line Adjustment off a 50-ft Easement

Lands of Yoder Properties HW
Minor Subdivision off a 30-ft Easement

Old Business

C/U 2400 Kent Walston, LLC BM
An Ordinance to grant a Conditional Use of land in an MR Medium Density Residential District for multi-family dwellings (5 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.4 acres, more or less. The property is lying on the east side of Kent Avenue (S.C.R. 361), approximately 350 feet north of Jefferson Bridge Road (S.C.R. 361A). 911 Address: N/A. Tax Map Parcel: 134-17.07-173.02.

C/U 2403 Beach Buggies, LLC BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend conditions of approval for Conditional Use No. 1492 (Ordinance No. 1653), relating to contracting work, office work, and general business to be conducted on the site, and also relating to occupancy of the units as a principal place of business to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 10.80 acres, more or less. The property is lying on the south side of Lighthouse Road (Rt. 54), approximately 0.41-miles northwest of Dickerson Road (S.C.R. 389). 911 Address: 38288 London Avenue Unit 51, Selbyville. Tax Map Parcel: 533-18.00-61.01 (p/o).

Recess

Public Hearings

C/U 2351 Jose Velasquez HW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a landscaping business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 12.06 acres, more or less. The property is lying on the east side of Gravel Hill Road (Rt. 30) approximately 1.1 mile north of Zoar Road (S.C.R. 48). 911 Address: 22901 Gravel Hill Road, Georgetown. Tax Map Parcel: 234-15.00-1.00.

C/U 2364 Seaford Community Energy Initiative, LLC BW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a solar farm to be located on a 26.72 acre portion of a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 40.97 acres, more or less. The property is lying on the east side of Conrail Road (S.C.R. 546) approximately 0.71 mile south of Hearn Pond Road (S.C.R. 544). 911 Address: N/A. Tax Map Parcel: 331-3.00-138.00.

C/U 2365 Frankford Community Energy Initiative II, LLC BM
An Ordinance to grant a conditional use of land in a C-1 General Commercial District

and an AR-1 Agricultural Residential District for a solar farm to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 42.95 acres, more or less. The property is lying on the east side of DuPont Boulevard (Rt. 113), approximately 250 feet south of Lazy Lagoon Road (S.C.R. 380). 911 Address: N/A. Tax Map Parcel: 533-4.00-23.00.

C/Z 1989 Fernando Robles

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a 2.47 acre portion of a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 5.42 acres, more or less. The property is lying on the northwest side of County Seat Highway (Rt. 9), approximately 0.85 mile southwest of DuPont Boulevard (Rt. 113). 911 Address: 19724 Justin Drive, Georgetown. Tax Map Parcel: 135-19.00-23.03 (p/o).

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 6, 2023, at 11:45 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, July 12, 2023.

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